



Cabrillo Ave. East View

Modern Bungalow
567 Rialto Ave, Venice, CA 90291

RENDERING

A0.1
2023.09.26

Modern Bungalow 2023.01

PALA

Patrick Alexander & Lavin
Architects, PC



Cabrillo Ave. West View

Modern Bungalow
567 Rialto Ave, Venice, CA 90291

RENDERING

A0.1a
2023.09.26

Modern Bungalow 2023.01

PALA
Patrick Alexander & Lavin
Architects, PC



Rialto Ave, East View

Modern Bungalow
567 Rialto Ave, Venice, CA 90291

RENDERING

A0.1b

2023.09.26

Modern Bungalow 2023.01

PALA

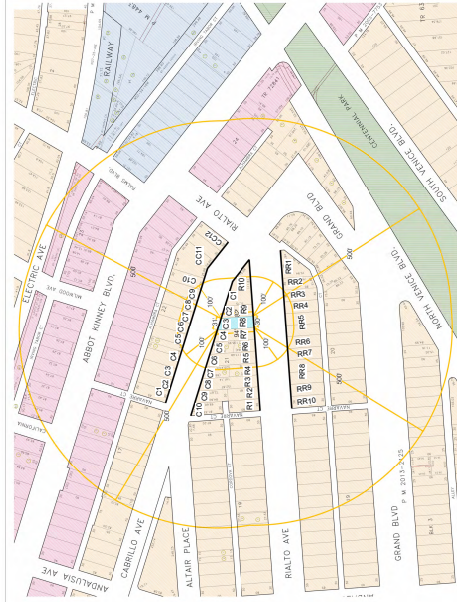
Patrick Alexander & Lavin
Architects, PC



Rialto Ave. West View



- R1** Property address: 597 Rialto Ave.
Drawn of Cont: 1920
A of Units: 2
S.B to Rialto: 7'8"
S.B to Cabrillo: 1'4"
- R2** Property address: 549 Rialto Ave.
Drawn of Cont: 1920
A of Units: 1
S.B to Rialto: 1'5"
S.B to Cabrillo: 1'4"
- R3** Property address: 551 Rialto Ave.
Drawn of Cont: 1920
A of Units: 2
S.B to Rialto: 7'9"
S.B to Cabrillo: 7'9"
- R4** Property address: 553 Rialto Ave.
Drawn of Cont: 1920
A of Units: 2
S.B to Rialto: 1'7"
S.B to Cabrillo: 1'4"
- R5** Property address: 557 Rialto Ave.
Drawn of Cont: 1920
A of Units: 2
S.B to Rialto: 1'7"
S.B to Cabrillo: 1'4"
- R6** Property address: 571 & 573 & 575 Rialto Ave.
Drawn of Cont: 1920
A of Units: 2
S.B to Rialto: 1'9"
S.B to Cabrillo: 1'9"
- R7** Property address: 1506 Cabrillo Ave.
Drawn of Cont: 1920
A of Units: 1
S.B to Rialto: 9'1"
S.B to Cabrillo: 1'4"
- R8 - THIS RESIDENCE** Property address: 557 Rialto Ave.
Drawn of Cont: 1920
A of Units: 1
S.B to Rialto: 8'5"
S.B to Cabrillo: 8'5"
- R9** Property address: 559 Rialto Ave.
Drawn of Cont: 1920
A of Units: 2
S.B to Rialto: 1'7"
S.B to Cabrillo: 2'0"
- R10** Property address: 571 & 573 & 575 Rialto Ave.
Drawn of Cont: 1920
A of Units: 2
S.B to Rialto: 1'9"
S.B to Cabrillo: 1'9"



CONTEXTUAL ANALYSIS CONTEXT PLAN

Modern Bungalow
557 Rialto Ave, Venice, CA 90291

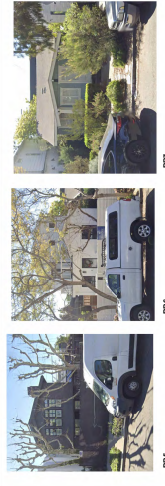
CONTEXT / CHARACTER ANALYSIS

A0:2f
2020.09.26

Modern Bungalow 2020.01




- RR1** Property address: 579 Rialto Ave.
Drawn of Cont: 1924
Building Height: 15'
S.B to Rialto: 6'
S.B to Cabrillo: 6'
- RR2** Property address: 525 Rialto Ave.
Drawn of Cont: 1924
Building Height: 21'
S.B to Rialto: 6'
S.B to Cabrillo: 6'
- RR3** Property address: 555 Rialto Ave.
Drawn of Cont: 1924
Building Height: 24'
S.B to Rialto: 6'
S.B to Cabrillo: 6'
- RR4** Property address: 521 Rialto Ave.
Drawn of Cont: 2024
Building Height: 34'
S.B to Rialto: 6'
S.B to Cabrillo: 6'
- RR5** Property address: 521 Rialto Ave.
Drawn of Cont: 1920
Building Height: 30'
S.B to Rialto: 6'
S.B to Cabrillo: 6'




- RR6** Property address: 555 Rialto Ave.
Drawn of Cont: 1924
Building Height: 24'
S.B to Rialto: 6'
S.B to Cabrillo: 6'
- RR7** Property address: 555 Rialto Ave.
Drawn of Cont: 1921
Building Height: 19'
S.B to Rialto: 6'
S.B to Cabrillo: 6'
- RR8** Property address: 555 Rialto Ave.
Drawn of Cont: 1920
Building Height: 24'
S.B to Rialto: 6'
S.B to Cabrillo: 6'
- RR9** Property address: 555 Rialto Ave.
Drawn of Cont: 1920
Building Height: 24'
S.B to Rialto: 6'
S.B to Cabrillo: 6'
- RR10** Property address: 555 Rialto Ave.
Drawn of Cont: 1920
Building Height: 24'
S.B to Rialto: 6'
S.B to Cabrillo: 6'

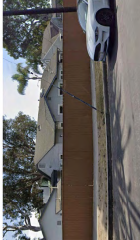
RR8 Property address: 1488 Rialto Ave.
Date of Cont.: 2020
A of Lanes: 2
S.B to Rialto: 20'
S.B to Cabrillo: 7'
S.B to Cabrillo: 7'




RR9 Property address: 1508 Rialto Ave.
Date of Cont.: 2020
A of Lanes: 2
S.B to Rialto: 0'
S.B to Cabrillo: 7'




RR10 Property address: 1548 Rialto Ave.
Date of Cont.: 2019
A of Lanes: 2
S.B to Rialto: 7'
S.B to Cabrillo: 7'



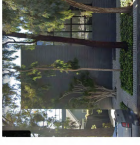
C1 Property address: 1270 Rialto Ave.
Date of Cont.: 2019
A of Lanes: 2
S.B to Rialto: 15'
S.B to Cabrillo: 10'




C2 Property address: 1200 Rialto Ave.
Date of Cont.: 2020
A of Lanes: 1
S.B to Rialto: 17'
S.B to Cabrillo: 27'




C3 Property address: 1250 Rialto Ave.
Date of Cont.: 2019
A of Lanes: 1
S.B to Rialto: 17'
S.B to Cabrillo: 27'




C4 Property address: 1508 Rialto Ave. & 1000 Cabrillo Ave.
Date of Cont.: 1995
A of Lanes: 1
S.B to Rialto: 17'
S.B to Cabrillo: 12'




C5 Property address: 1501
Date of Cont.: 1911 Lark 2009
Building Height: 30'
S.B to Rialto: 9'
S.B to Cabrillo: 9'




C6 Property address: 157 Rialto Ave.
Date of Cont.: 1964
Building Height: 15'
S.B to Rialto: 15'
S.B to Cabrillo: 17'




C7 Property address: 1157 Cabrillo Ave.
Date of Cont.: 1920
Building Height: 11'
S.B to Rialto: 19'
S.B to Cabrillo: 19'




C8 Property address: 1515 Cabrillo Ave.
Date of Cont.: 1913
A of Lanes: 1
S.B to Rialto: 7'
S.B to Cabrillo: 2'




C9 Property address: 1516 Cabrillo Ave.
Date of Cont.: 1922
A of Lanes: 1
S.B to Rialto: 12'
S.B to Cabrillo: 12'




C10 Property address: 1548 Cabrillo Ave.
Date of Cont.: 1961
A of Lanes: 1
Building Height: 14'
S.B to Rialto: 17'
S.B to Cabrillo: 17'




C11 Property address: 1503 Cabrillo Ave.
Date of Cont.: 1989
A of Lanes: 2
S.B to Rialto: 14'
S.B to Cabrillo: 10'




C12 Property address: 1507 Cabrillo Ave.
Date of Cont.: 1979
Building Height: 20'
S.B to Rialto: 17'
S.B to Cabrillo: 13.5'




C13 Property address: 1507 Cabrillo Ave.
Date of Cont.: 1979
Building Height: 20'
S.B to Rialto: 17'
S.B to Cabrillo: 13.5'




C14 Property address: 1509 Cabrillo Ave.
Date of Cont.: 2015 (unpermitted)
A of Lanes: 1
S.B to Rialto: 17'
S.B to Cabrillo: 10'




C15 Property address: 1516 Cabrillo Ave.
Date of Cont.: 1913
A of Lanes: 1
S.B to Rialto: 7'
S.B to Cabrillo: 2'




C16 Property address: 1517 Cabrillo Ave.
Date of Cont.: 1922
A of Lanes: 1
S.B to Rialto: 12'
S.B to Cabrillo: 12'




C17 Property address: 1519
Date of Cont.: 2020
Building Height: 32'
S.B to Rialto: 17'
S.B to Cabrillo: 9.9'




C18 Property address: 1523 Cabrillo Ave.
Date of Cont.: 1980
A of Lanes: 1
S.B to Rialto: 17'
S.B to Cabrillo: 9.9'




CC1 Property address: 1501 Cabrillo Ave.
Date of Cont.: 1989
A of Lanes: 1
S.B to Rialto: 14'
S.B to Cabrillo: 10'



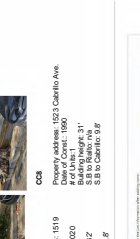
CC2 Property address: 1503 Cabrillo Ave.
Date of Cont.: 1987
A of Lanes: 2
S.B to Rialto: 17'
S.B to Cabrillo: 10'



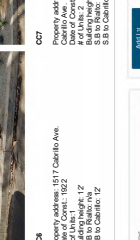
CC3 Property address: 1507 Cabrillo Ave.
Date of Cont.: 1979
Building Height: 20'
S.B to Rialto: 17'
S.B to Cabrillo: 13.5'



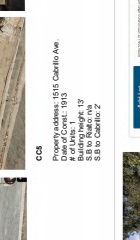
CC4 Property address: 1509 Cabrillo Ave.
Date of Cont.: 2015 (unpermitted)
A of Lanes: 1
S.B to Rialto: 17'
S.B to Cabrillo: 10'



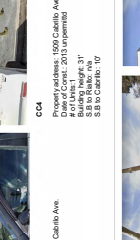
CC5 Property address: 1515 Cabrillo Ave.
Date of Cont.: 1913
A of Lanes: 1
S.B to Rialto: 7'
S.B to Cabrillo: 2'




CC6 Property address: 1516 Cabrillo Ave.
Date of Cont.: 1922
A of Lanes: 1
S.B to Rialto: 12'
S.B to Cabrillo: 12'




CC7 Property address: 1519
Date of Cont.: 2020
Building Height: 32'
S.B to Rialto: 17'
S.B to Cabrillo: 9.9'




CC8 Property address: 1523 Cabrillo Ave.
Date of Cont.: 1980
A of Lanes: 1
S.B to Rialto: 17'
S.B to Cabrillo: 9.9'



CC9 Property address: 1501 Cabrillo Ave.
Date of Cont.: 1989
A of Lanes: 2
S.B to Rialto: 14'
S.B to Cabrillo: 10'




CC10 Property address: 1503 Cabrillo Ave.
Date of Cont.: 1987
A of Lanes: 2
S.B to Rialto: 17'
S.B to Cabrillo: 10'




CC11 Property address: 1507 Cabrillo Ave.
Date of Cont.: 1979
Building Height: 20'
S.B to Rialto: 17'
S.B to Cabrillo: 13.5'




CC12 Property address: 1507 Cabrillo Ave.
Date of Cont.: 1979
Building Height: 20'
S.B to Rialto: 17'
S.B to Cabrillo: 13.5'




CC13 Property address: 1509 Cabrillo Ave.
Date of Cont.: 2015 (unpermitted)
A of Lanes: 1
S.B to Rialto: 17'
S.B to Cabrillo: 10'




CC14 Property address: 1515 Cabrillo Ave.
Date of Cont.: 1913
A of Lanes: 1
S.B to Rialto: 7'
S.B to Cabrillo: 2'




CC15 Property address: 1516 Cabrillo Ave.
Date of Cont.: 1922
A of Lanes: 1
S.B to Rialto: 12'
S.B to Cabrillo: 12'




CC16 Property address: 1517 Cabrillo Ave.
Date of Cont.: 1922
A of Lanes: 1
S.B to Rialto: 12'
S.B to Cabrillo: 12'



CC17 Property address: 1519
Date of Cont.: 2020
Building Height: 32'
S.B to Rialto: 17'
S.B to Cabrillo: 9.9'



CC18 Property address: 1523 Cabrillo Ave.
Date of Cont.: 1980
A of Lanes: 1
S.B to Rialto: 17'
S.B to Cabrillo: 9.9'



LABS PREVAILING SETBACK CALCULATOR RIALTO AVE - 8.95 FEET

Adj'd. Use	Lot Area	Frontage	Setback	Setback Pk.	Setback Pk.	Results
1	1483	32.0	2.0	0.0	0.0	Number of lots: 10
2	1483	32.0	2.0	0.0	0.0	Number of lots: 10
3	1483	32.0	2.0	0.0	0.0	Number of lots: 10
4	1483	32.0	2.0	0.0	0.0	Number of lots: 10
5	1483	32.0	2.0	0.0	0.0	Number of lots: 10
6	1483	32.0	2.0	0.0	0.0	Number of lots: 10
7	1483	32.0	2.0	0.0	0.0	Number of lots: 10
8	1483	32.0	2.0	0.0	0.0	Number of lots: 10
9	1483	32.0	2.0	0.0	0.0	Number of lots: 10
10	1483	32.0	2.0	0.0	0.0	Number of lots: 10
Clear						

LABS PREVAILING SETBACK CALCULATOR CARRILLO AVE - 7 FEET

Adj'd. Use	Lot Area	Frontage	Setback	Setback Pk.	Setback Pk.	Results
1	1483	32.0	2.0	0.0	0.0	Number of lots: 10
2	1483	32.0	2.0	0.0	0.0	Number of lots: 10
3	1483	32.0	2.0	0.0	0.0	Number of lots: 10
4	1483	32.0	2.0	0.0	0.0	Number of lots: 10
5	1483	32.0	2.0	0.0	0.0	Number of lots: 10
6	1483	32.0	2.0	0.0	0.0	Number of lots: 10
7	1483	32.0	2.0	0.0	0.0	Number of lots: 10
8	1483	32.0	2.0	0.0	0.0	Number of lots: 10
9	1483	32.0	2.0	0.0	0.0	Number of lots: 10
10	1483	32.0	2.0	0.0	0.0	Number of lots: 10
Clear						

FININGS/SPECIAL REQUIREMENTS
COASTAL DEVELOPMENT PERMIT

Related Code Sections
 Los Angeles Municipal Code (LAMC) Section 16.20, 2.02 and various applications for Coastal Development Permit (CDP) as a condition of the City Coastal Program (CCP).

Public Hearing and Notice
 Public hearing for this development project includes Property, Coastal and Circulation. It is necessary to hold the public hearing to allow interested parties to voice their comments. The hearing will be held on the date and time specified in the project information. The hearing will be held at the City of Los Angeles, Department of Planning, 100 South Main Street, 10th Floor, Los Angeles, CA 90012. For more information on the hearing, please contact the City of Los Angeles, Department of Planning, at (213) 473-3100.

Coastal Zone
 Identify whether the subject property is located in the Single or Dual Jurisdiction Coastal Zone. This information may be found at <http://www.lapala.com> under the "Additional Information" tab.

Single Jurisdiction **Dual Jurisdiction**

Relief Act
 Does the project involve the conversion, demolition, or construction of one or more "uses" listed in the Relief Act? If so, please provide the Major Act Advisory Notice and Screening Checklist for Coastal Zone Project (CZ-2020).

Specialized Requirements
 Are there any specialized requirements for this project? If so, please provide the information for those specific in the Department of Planning (DOP) Application Filing Instructions (CZ-21-07).

Coastal Development Questionnaire
 On a separate sheet, answer the questions on following sheets regarding details of the development and project impacts.

Land Use, Radius Map
 In addition to the existing radius map, applicants are required to provide a map showing the location of the project in the vicinity of the project site. The radius map should be submitted with the application. The radius map should show the project site, the project boundaries, and the radius of the project site. The radius map should be submitted with the application. The radius map should show the project site, the project boundaries, and the radius of the project site.

Notice of Intent
 Within 24 hours of filing the application, the applicant must submit a Notice of Intent (NOI) indicating that an application for a CDP has been submitted to the City of Los Angeles. The NOI must be submitted to the City of Los Angeles, Department of Planning, 100 South Main Street, 10th Floor, Los Angeles, CA 90012. For more information on the NOI, please contact the City of Los Angeles, Department of Planning, at (213) 473-3100.

Certificate of Posting
 Photographic evidence with a time stamp is a requirement of the posting date. A newspaper advertisement with a Certificate of Posting (COP) is required for the project. The COP must be submitted with the application. The COP must be submitted with the application. The COP must be submitted with the application.

Specialized Questions
 The items below cover important information which will help expedite the decision maker with your application. The applicant is encouraged to provide any additional relevant materials in the space provided for on the application form. (Section 16.20, 2.02 of the LAMC).

Previous Actions
 Has the applicant submitted to the State Coastal Commission or the City of Los Angeles for Coastal Approval?
 If YES NO
 If YES, include the date of the approval and the name of the agency (e.g., MCLP, LAD, etc.).
 If YES, include the date of the approval and the name of the agency (e.g., MCLP, LAD, etc.).

Existing Conditions
 Existing Use of Land: SINGLE-FAMILY DWELLING
 Proposed Use of Land: SINGLE-FAMILY DWELLING

Special Hazard Areas
 Is the project located in a Special Hazard Area?
 If YES, please provide the name of the hazard area and the date of the last inspection. If NO, please provide the date of the last inspection.

Specialized Questions
 1. Is the project located in an area that will be affected by sea level rise?
 If YES NO

Specialized Questions
 1. Is the project located in an area that will be affected by sea level rise?
 If YES NO

Specialized Questions
 2. What water conservation features are included in the project?
 Describe current location of service lines for necessary utility connections and any extensions or relocations of service lines.

Specialized Questions
 3. Will the development project provide low-cost and moderate-income housing opportunities?
 Will it include low or moderate-income housing?
 Is the development project providing affordable housing?
 Will it include low or moderate-income housing?
 Is the development project providing affordable housing?

Specialized Questions
 4. The decision of the permit-granting agency has been guided by any applicable decision of the California Coastal Commission pursuant to Section 30020 of the California Coastal Act of 1972.
 If the development is located between the nearest public road and the sea or shoreline of any public ocean and public recreation purposes of Chapter 3 of the California Coastal Act of 1972.

Findings
 The decision maker must decide if the info presented in the record support the finding of approval contained in the CMC. On a separate sheet, provide a detailed finding of approval or denial. The finding of approval or denial must be submitted with the application. The finding of approval or denial must be submitted with the application.

Findings
 1. The development is in compliance with Chapter 3 of the California Coastal Act of 1972 (commencing with Section 30020 of the California Coastal Act of 1972).

Findings
 2. The permitted development will not prejudice the City of Los Angeles to prepare a future development plan for the project site.
 3. The project complies with the Coastal Planning and Zoning Ordinance established by the City of Los Angeles, Department of Planning, 100 South Main Street, 10th Floor, Los Angeles, CA 90012. For more information on the project, please contact the City of Los Angeles, Department of Planning, at (213) 473-3100.

As a reference, consult the USACE Coastal Storm Model System (CSMS) to evaluate potential impacts of the project. For more information, please contact the City of Los Angeles, Department of Planning, at (213) 473-3100.

Project Impacts
 The substance of the development to be proposed must be explained fully. Please answer the following questions in a separate sheet: **SEE ATTACHED SHEET**

- With the development entered onto or along any beach, bluffs, submerged lands or public trust?
- Will the development maintain, enhance, or create any public access to the beach and/or coastal ocean?
- Will the development project provide low-cost and moderate-income housing opportunities?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?

Findings
 The decision maker must decide if the info presented in the record support the finding of approval contained in the CMC. On a separate sheet, provide a detailed finding of approval or denial. The finding of approval or denial must be submitted with the application. The finding of approval or denial must be submitted with the application.

Findings
 1. The development is in compliance with Chapter 3 of the California Coastal Act of 1972 (commencing with Section 30020 of the California Coastal Act of 1972).

As a reference, consult the USACE Coastal Storm Model System (CSMS) to evaluate potential impacts of the project. For more information, please contact the City of Los Angeles, Department of Planning, at (213) 473-3100.

Project Impacts
 The substance of the development to be proposed must be explained fully. Please answer the following questions in a separate sheet: **SEE ATTACHED SHEET**

- With the development entered onto or along any beach, bluffs, submerged lands or public trust?
- Will the development maintain, enhance, or create any public access to the beach and/or coastal ocean?
- Will the development project provide low-cost and moderate-income housing opportunities?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?

Findings
 The decision maker must decide if the info presented in the record support the finding of approval contained in the CMC. On a separate sheet, provide a detailed finding of approval or denial. The finding of approval or denial must be submitted with the application. The finding of approval or denial must be submitted with the application.

Findings
 1. The development is in compliance with Chapter 3 of the California Coastal Act of 1972 (commencing with Section 30020 of the California Coastal Act of 1972).

As a reference, consult the USACE Coastal Storm Model System (CSMS) to evaluate potential impacts of the project. For more information, please contact the City of Los Angeles, Department of Planning, at (213) 473-3100.

Project Impacts
 The substance of the development to be proposed must be explained fully. Please answer the following questions in a separate sheet: **SEE ATTACHED SHEET**

- With the development entered onto or along any beach, bluffs, submerged lands or public trust?
- Will the development maintain, enhance, or create any public access to the beach and/or coastal ocean?
- Will the development project provide low-cost and moderate-income housing opportunities?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?

Findings
 The decision maker must decide if the info presented in the record support the finding of approval contained in the CMC. On a separate sheet, provide a detailed finding of approval or denial. The finding of approval or denial must be submitted with the application. The finding of approval or denial must be submitted with the application.

Findings
 1. The development is in compliance with Chapter 3 of the California Coastal Act of 1972 (commencing with Section 30020 of the California Coastal Act of 1972).

As a reference, consult the USACE Coastal Storm Model System (CSMS) to evaluate potential impacts of the project. For more information, please contact the City of Los Angeles, Department of Planning, at (213) 473-3100.

Project Impacts
 The substance of the development to be proposed must be explained fully. Please answer the following questions in a separate sheet: **SEE ATTACHED SHEET**

- With the development entered onto or along any beach, bluffs, submerged lands or public trust?
- Will the development maintain, enhance, or create any public access to the beach and/or coastal ocean?
- Will the development project provide low-cost and moderate-income housing opportunities?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?

Findings
 The decision maker must decide if the info presented in the record support the finding of approval contained in the CMC. On a separate sheet, provide a detailed finding of approval or denial. The finding of approval or denial must be submitted with the application. The finding of approval or denial must be submitted with the application.

Findings
 1. The development is in compliance with Chapter 3 of the California Coastal Act of 1972 (commencing with Section 30020 of the California Coastal Act of 1972).

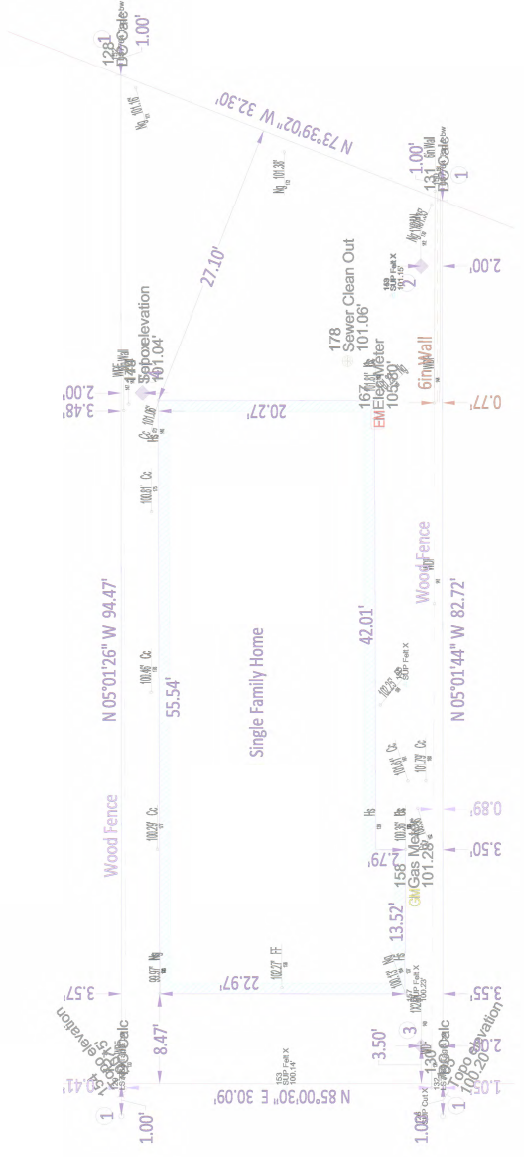
As a reference, consult the USACE Coastal Storm Model System (CSMS) to evaluate potential impacts of the project. For more information, please contact the City of Los Angeles, Department of Planning, at (213) 473-3100.

Project Impacts
 The substance of the development to be proposed must be explained fully. Please answer the following questions in a separate sheet: **SEE ATTACHED SHEET**

- With the development entered onto or along any beach, bluffs, submerged lands or public trust?
- Will the development maintain, enhance, or create any public access to the beach and/or coastal ocean?
- Will the development project provide low-cost and moderate-income housing opportunities?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?
- Will it include low or moderate-income housing?
- Is the development project providing affordable housing?

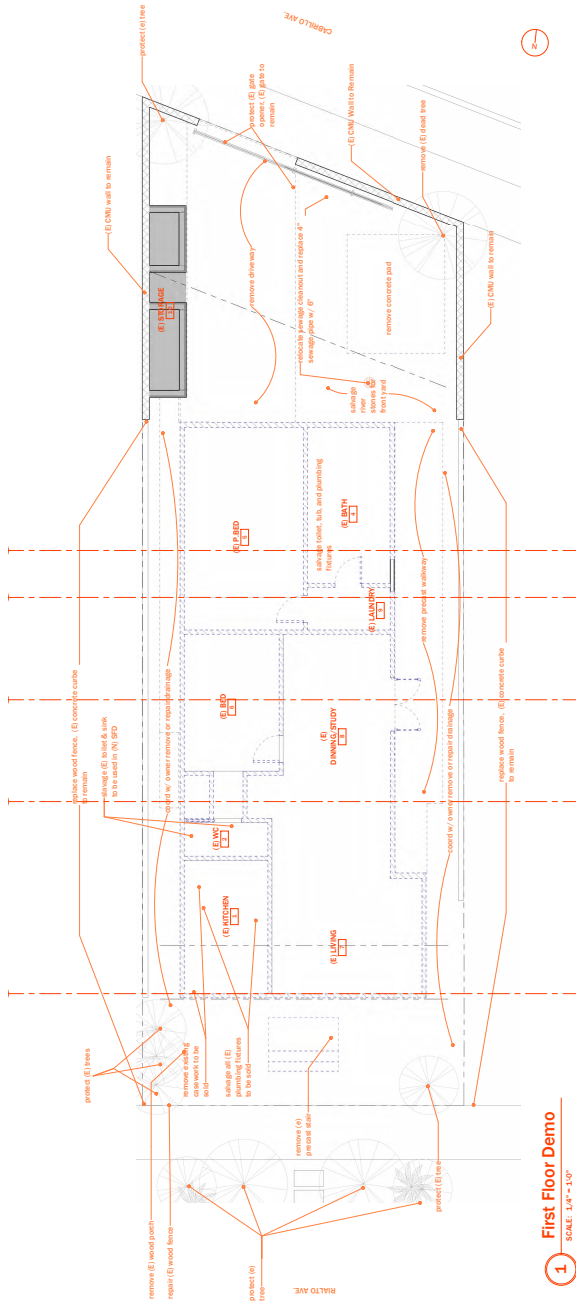
Findings
 The decision maker must decide if the info presented in the record support the finding of approval contained in the CMC. On a separate sheet, provide a detailed finding of approval or denial. The finding of approval or denial must be submitted with the application. The finding of approval or denial must be submitted with the application.

Findings
 1. The development is in compliance with Chapter 3 of the California Coastal Act of 1972 (commencing with Section 30020 of the California Coastal Act of 1972).



1 Survey
SCALE 1/4" = 1'-0"





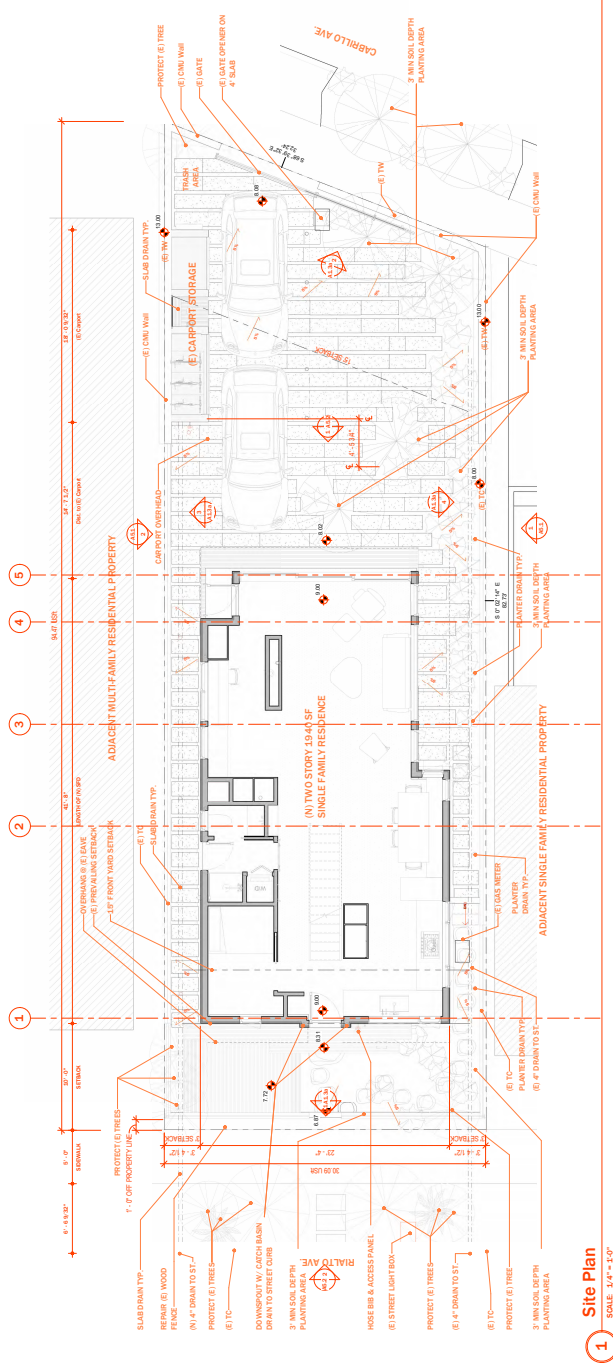
1 First Floor Demo
SCALE: 1/4"=1'-0"

- DEMOLITION LEGEND**
- 1. WHERE NOTED ON THE DEMOLITION PLAN, EXISTING WALLS ARE TO REMAIN. ALL FRAMING SHALL BE REMOVED AND PROPER CARE SHALL BE TAKEN TO PROTECT THE REMAINING STRUCTURE. ALL INTERIOR FINISHES AND PARTS OF THE DEMOLITION PROCESS SHALL BE REMOVED AS PART OF THE DEMOLITION PROCESS.
 - 2. EXCEPT WHERE NOTED ON THE DEMOLITION PLAN, ALL INTERIOR FINISHES AND PARTS OF THE DEMOLITION PROCESS SHALL BE REMOVED AS PART OF THE DEMOLITION PROCESS.
 - 3. UNLESS INDICATED AS OTHER, ALL EXISTING SITE MATERIALS SHALL BE REMOVED AND TRANSPORTED AS PER THE TERMS OF THE BUILDING PERMIT.

DEMOLITION LOG

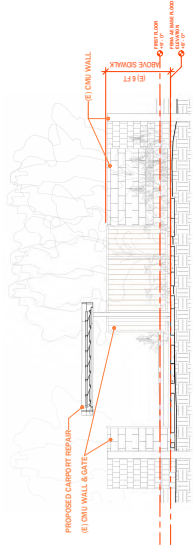
BUILDING(S) TO BE DEMOLISHED (IN FT)
PERIMETER WALL TO REMAIN (IN FT)
TOTAL DEMOLITION(S)

DEMOLITION LOG ABN LEGEND

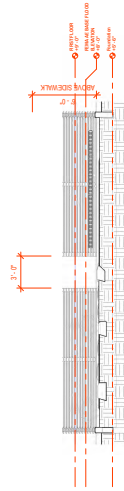


1 Site Plan
SCALE: 1/4" = 1'-0"

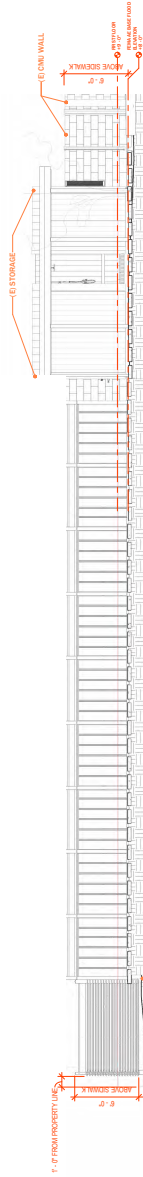




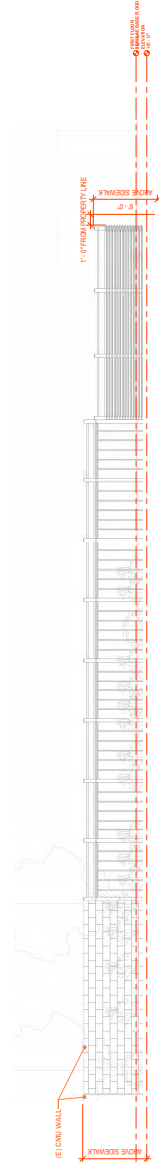
2 SITE ELEVATION - CABRILLO AVE
 SCALE: 1/4" = 1'-0"



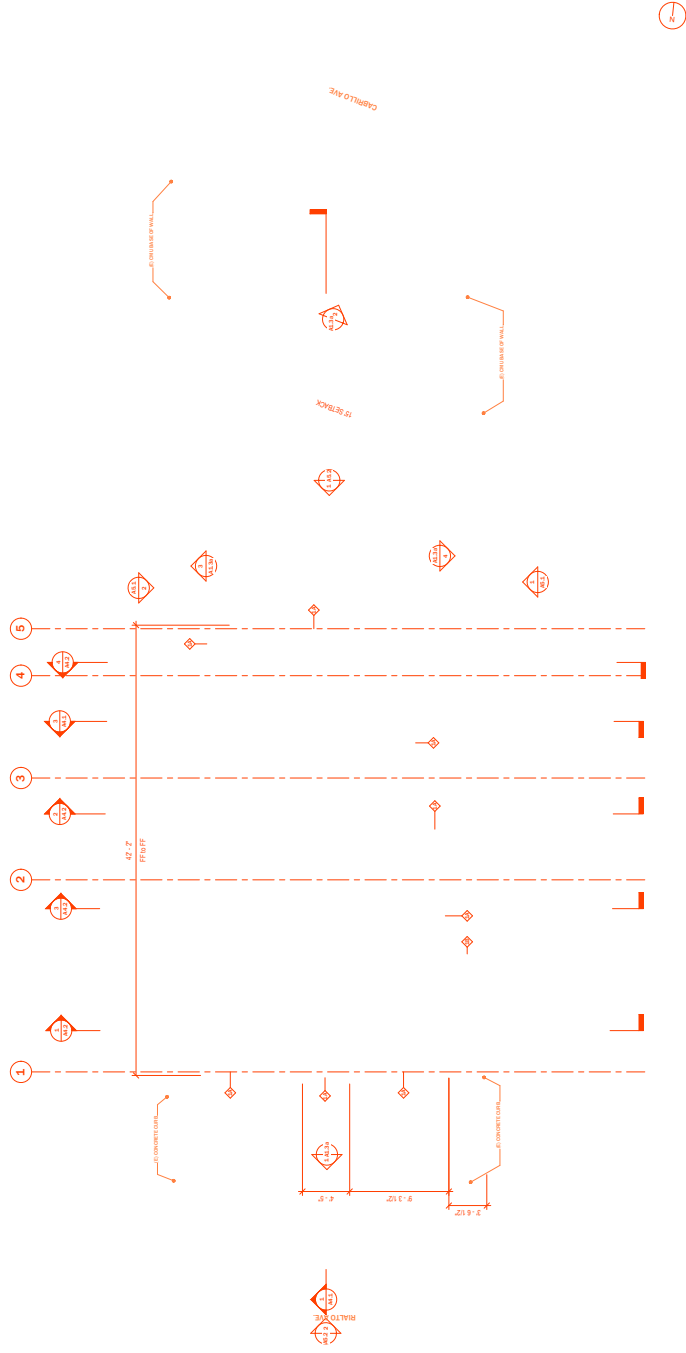
1 SITE ELEVATION - RIALTO AVE.
 SCALE: 1/4" = 1'-0"



3 SITE ELEVATION - WEST PROPERTY LINE
 SCALE: 1/4" = 1'-0"



4 SITE ELEVATION - EAST PROPERTY LINE
 SCALE: 1/4" = 1'-0"



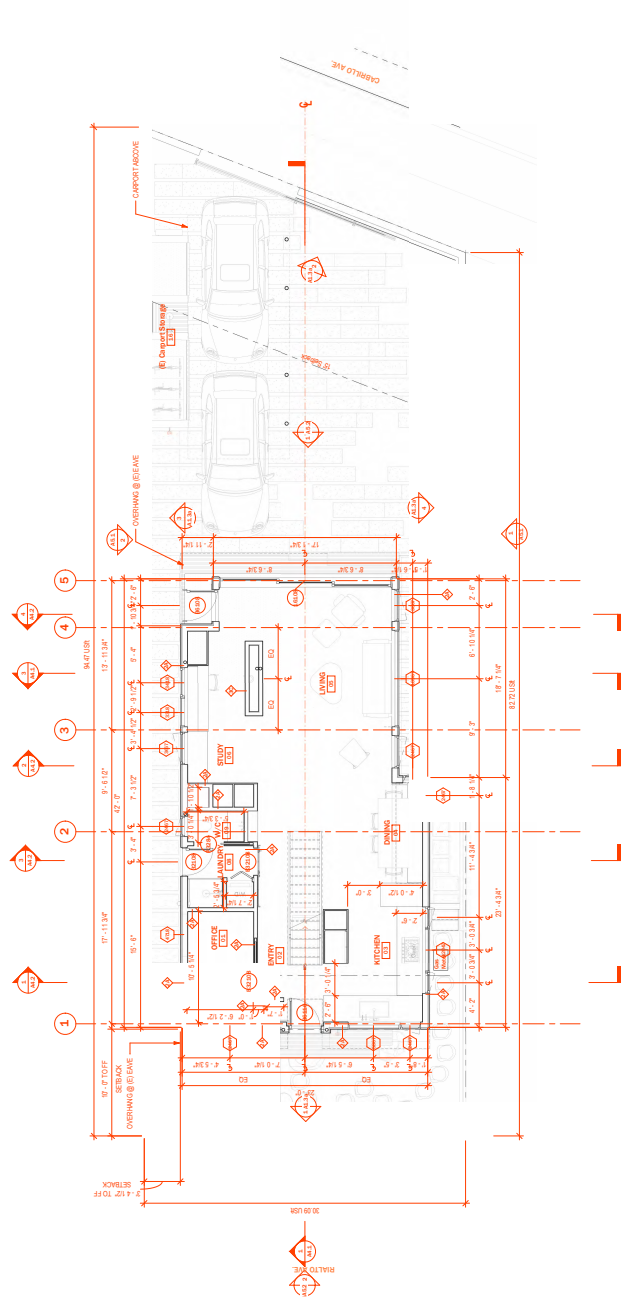
FLOOR PLAN DATA

FLOOR PLAN SYMBOLS

FLOOR PLAN NOTES

	INTERIOR ELEVATION		DOOR TAG
	COLUMN GRID		STAIRS
	DETAIL SECTION		SINGLE STEP
	WINDOW TAG		TOILET 2D
	WINDOW TAG		WINDOW
	ROOM TAG		FLAT GRILLE
	CALL OUT		SWINGING DOOR
	SCREEN DOOR		POCKET DOOR

1. All dimensions are in feet and inches.
2. All doors are to be standard 30" wide x 80" high.
3. All windows are to be standard 36" wide x 48" high.
4. All walls are to be standard 8" thick.
5. All floors are to be standard 4" thick.
6. All ceilings are to be standard 8' high.
7. All doors are to be standard 30" wide x 80" high.
8. All windows are to be standard 36" wide x 48" high.
9. All walls are to be standard 8" thick.
10. All floors are to be standard 4" thick.
11. All ceilings are to be standard 8' high.



1 First Floor
 SCALE: 1/4" = 1'-0"

FLOOR PLAN DATA

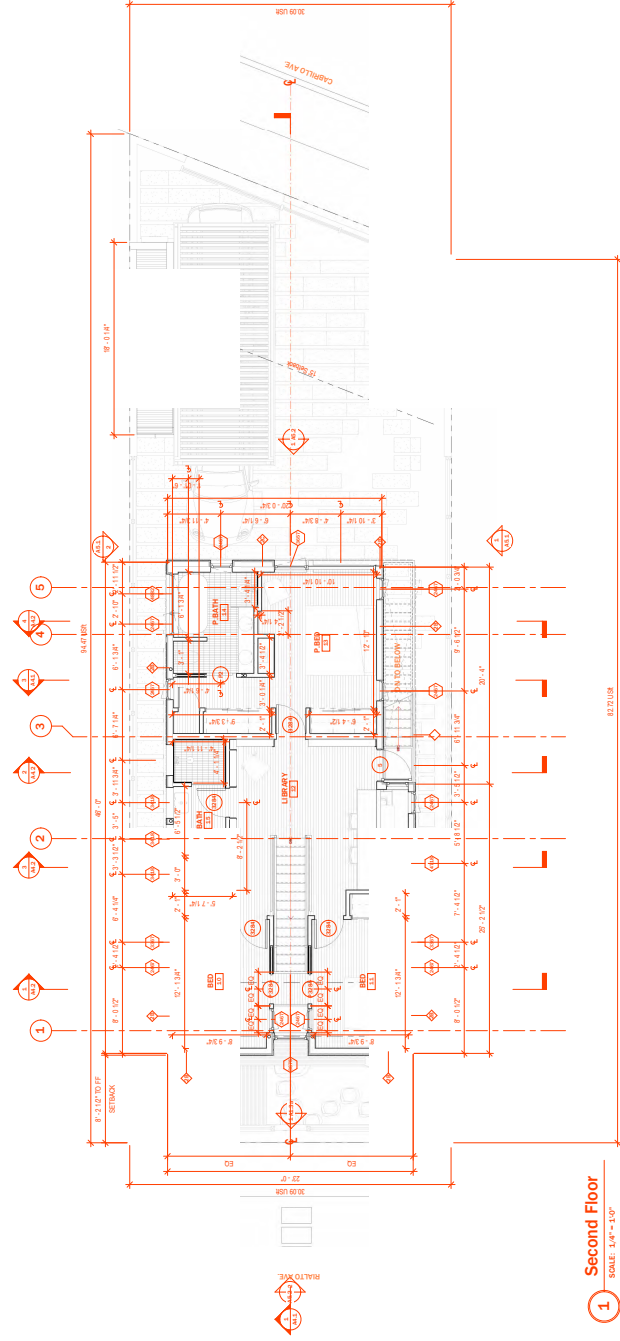
Room	Area	Notes
CL	CLIFF	CLIFF
CO	COFFEE	CLIFF
CU	CLOSET	CLIFF
DI	DINING	CLIFF
DR	DRESSING	CLIFF
EN	ENTRY	CLIFF
LA	LAUNDRY	CLIFF
LI	LIVING	CLIFF
OC	OFFICE	CLIFF
ST	STAIRS	CLIFF
TO	TOILET	CLIFF

FLOOR PLAN SYMBOLS

	COLUMN GRID
	REVISION TAG
	ELEVATION
	DETAIL SECTION
	WINDOW TAG
	WINDOW ELEVATION
	INTERIOR ELEVATION
	DOOR TAG
	STAIRS
	SINGLE STEP
	TOILET TAG
	WINDOW
	FLAT GRILLE
	POCKET DOOR

- FLOOR PLAN NOTES**
1. All dimensions are in feet and inches.
 2. All doors are 36" wide unless otherwise noted.
 3. All windows are 60" wide unless otherwise noted.
 4. All walls are 1/2" thick unless otherwise noted.
 5. All floors are 1/2" thick unless otherwise noted.
 6. All ceilings are 8' high unless otherwise noted.
 7. All stairs are 10" wide unless otherwise noted.
 8. All toilets are 30" wide unless otherwise noted.
 9. All showers are 60" wide unless otherwise noted.
 10. All showers are 36" high unless otherwise noted.
 11. All showers are 1/2" thick unless otherwise noted.
 12. All showers are 1/2" thick unless otherwise noted.
 13. All showers are 1/2" thick unless otherwise noted.
 14. All showers are 1/2" thick unless otherwise noted.
 15. All showers are 1/2" thick unless otherwise noted.





FLOOR PLAN DATA

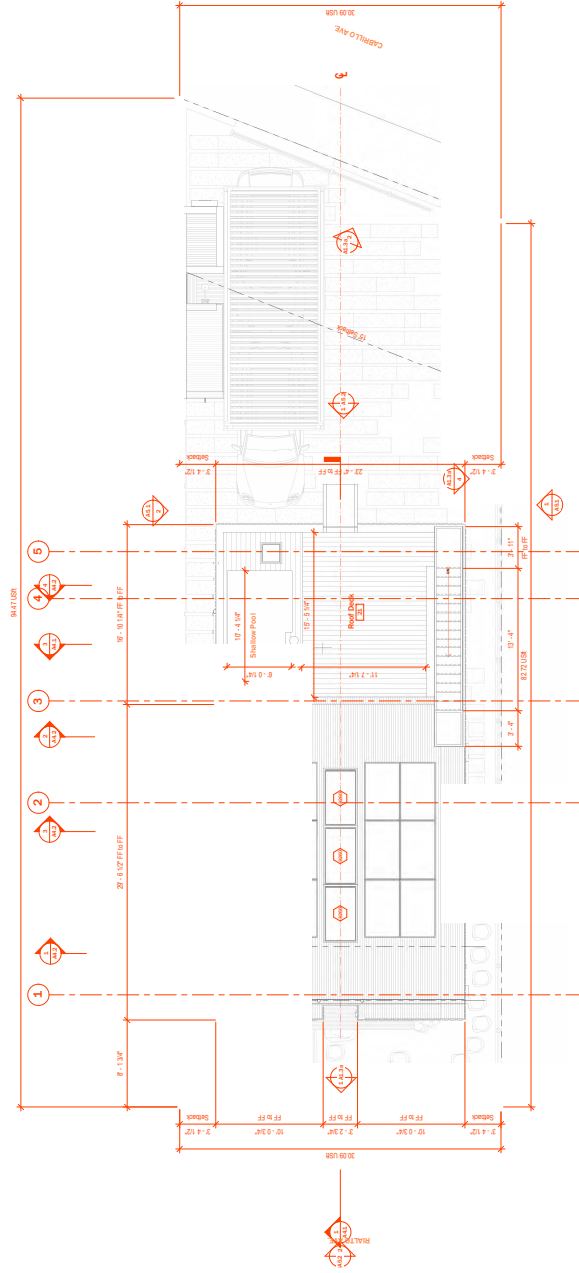
SYMBOL	NAME	AREA
BD	BED	108.5 SF
BR	BATH	108.5 SF
LI	LIBRARY	108.5 SF
LD	LIVING	108.5 SF
DR	DINING	108.5 SF
KS	KITCHEN	108.5 SF
ST	STAIRS	108.5 SF

FLOOR PLAN SYMBOLS



FLOOR PLAN NOTES

1. All dimensions are in feet and inches. All dimensions are to the center of the wall unless otherwise noted.
2. All door and window openings are to be finished with the manufacturer's standard finish.
3. All door and window openings are to be finished with the manufacturer's standard finish.
4. All door and window openings are to be finished with the manufacturer's standard finish.
5. All door and window openings are to be finished with the manufacturer's standard finish.
6. All door and window openings are to be finished with the manufacturer's standard finish.
7. All door and window openings are to be finished with the manufacturer's standard finish.
8. All door and window openings are to be finished with the manufacturer's standard finish.
9. All door and window openings are to be finished with the manufacturer's standard finish.
10. All door and window openings are to be finished with the manufacturer's standard finish.



1 Roof Deck
SCALE: 3/4" = 1'-0"

FLOOR PLAN DATA

DATE	NO.	DESCRIPTION
09/26/20	1	Roof Deck

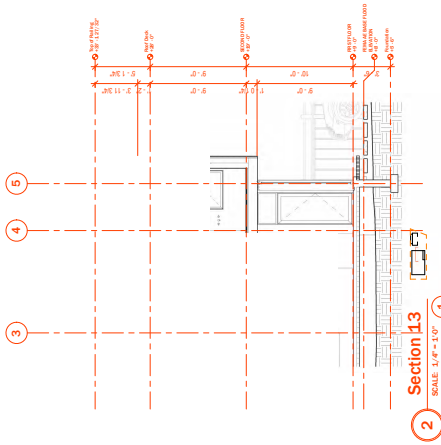
FLOOR PLAN SYMBOLS

	COLUMN GRID		REVISION TAG		ELEVATION		ROOM TAG
	DETAIL SECTION		WINDOW TAG		WALL TAG		ROOM TAG
	INTERIOR ELEVATION		WINDOW		WINDOW TAG		ROOM TAG
	ROOM TAG		WINDOW TAG		ROOM TAG		ROOM TAG

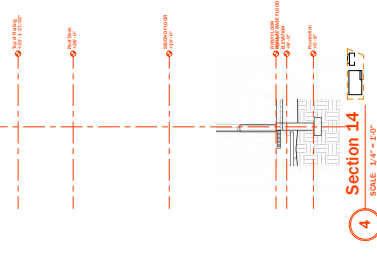
FLOOR PLAN NOTES

1. All dimensions are in feet and inches. Round all dimensions to the nearest 1/8".
2. All dimensions are in feet and inches. Round all dimensions to the nearest 1/8".
3. All dimensions are in feet and inches. Round all dimensions to the nearest 1/8".
4. All dimensions are in feet and inches. Round all dimensions to the nearest 1/8".
5. All dimensions are in feet and inches. Round all dimensions to the nearest 1/8".

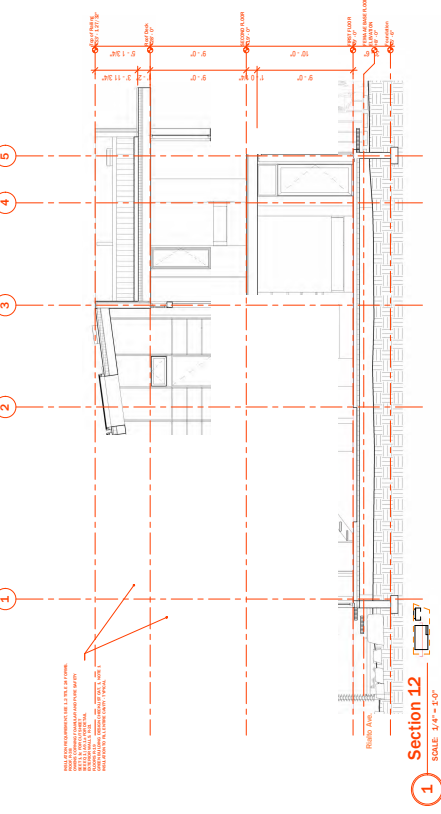
	CALL OUT		ROOM TAG		STAIRS		SINGLE STEP		TOILET 2D		WINDOW		FIRE GRILLE
	SWINGING DOOR		SCREEN DOOR		POCKET DOOR		STAIRS		TOILET 2D		WINDOW		FIRE GRILLE



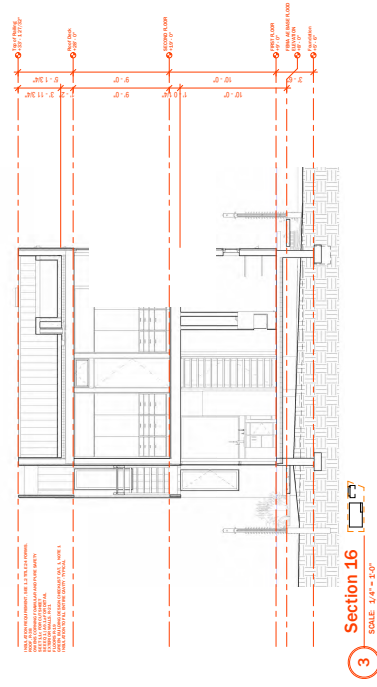
Section 13
 SCALE 3/4" = 1'-0"



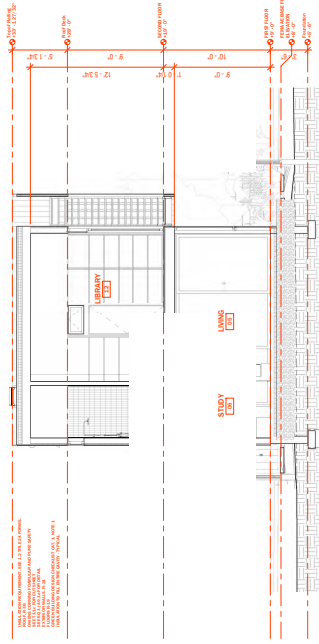
Section 14
 SCALE 3/4" = 1'-0"



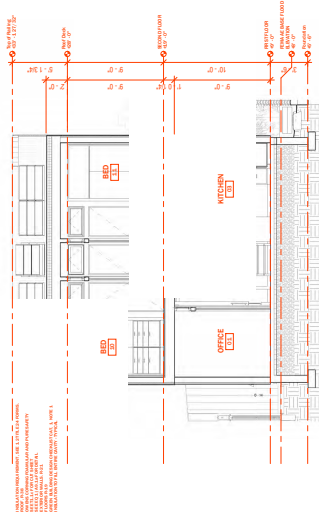
Section 12
 SCALE 3/4" = 1'-0"



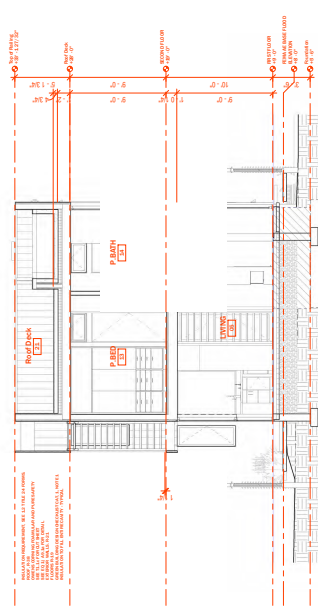
Section 16
 SCALE 3/4" = 1'-0"



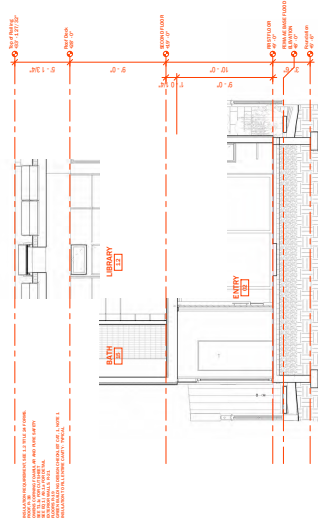
2 Section 7
 SCALE: 1/4" = 1'-0"



1 Section 15
 SCALE: 1/4" = 1'-0"



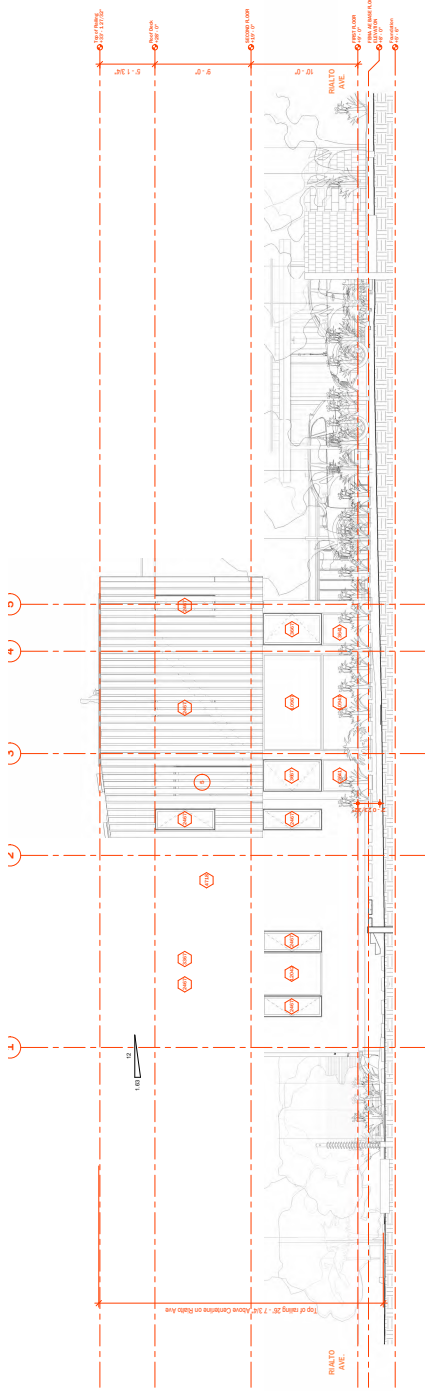
4 Section 9
 SCALE: 1/4" = 1'-0"



3 Section 1
 SCALE: 1/4" = 1'-0"

PALA

Patrick Alexander & Lavin
Architects, P.C.



1 EAST ELEVATION
SCALE 1/4" = 1'-0"

Modern Bungalow

567 Rialto Ave, Venice, CA 90291

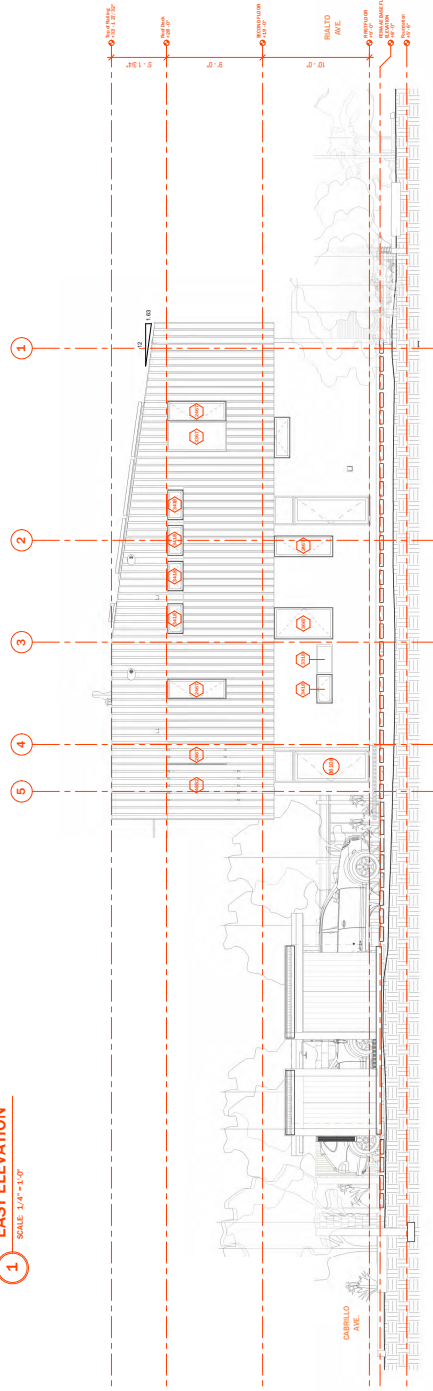
EAST & WEST ELEVATIONS

1/4" = 1'-0"

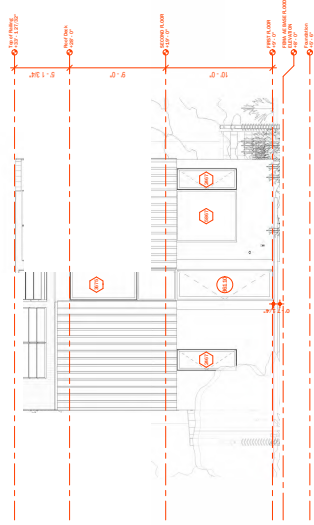
A5.1

2023.09.26

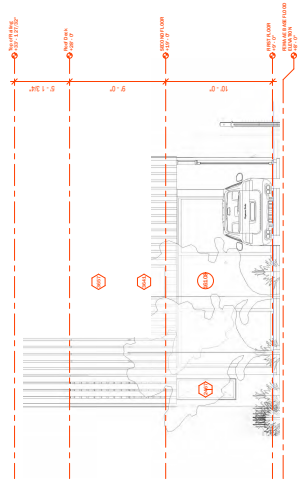
Modern Bungalow 2023.01



2 WEST ELEVATION
SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"